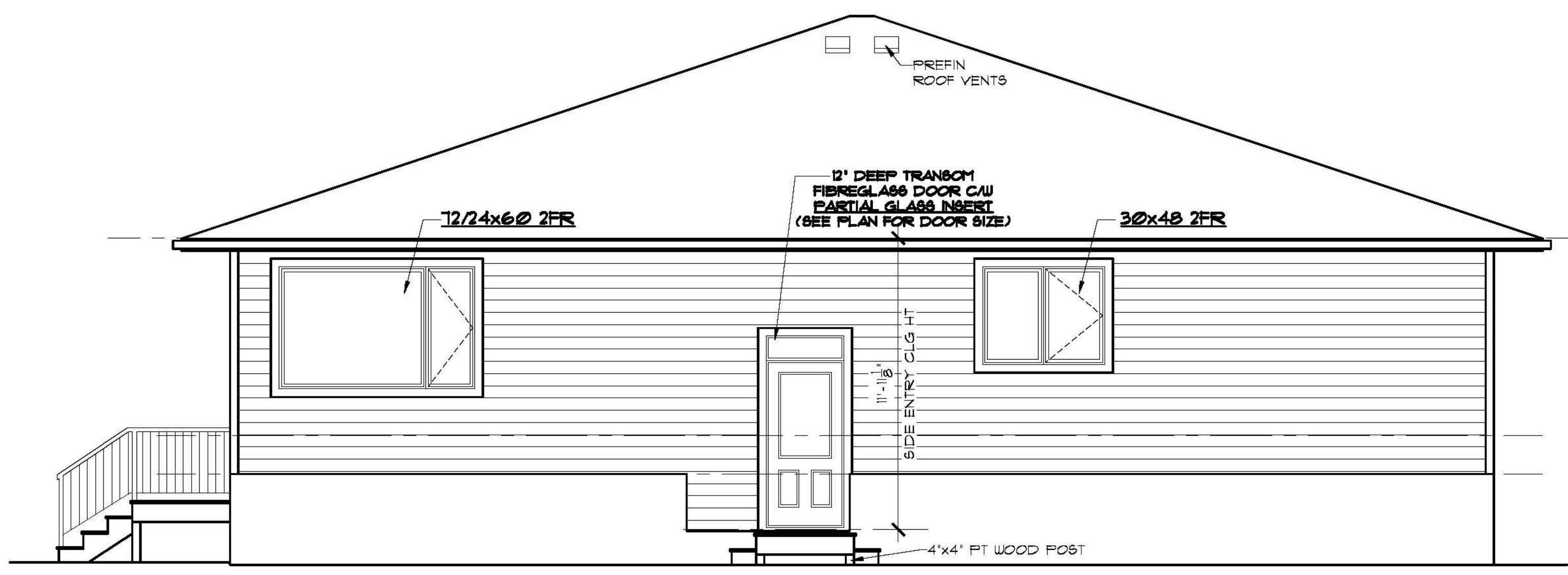


EAST ELEVATION
SCALE: 1/4" = 1'-0"



NORTH ELEVATION
SCALE: 1/4" = 1'-0"

NORTH ELEVATION GLAZED OPENING CALC'S:
 LIMITING DISTANCE = 7.5m
 MAX % OF GLAZED OPENINGS = 34% (NBC 9.10.15.4)
 EXPOSED BUILDING FACE AREA = 691 SQ FT
 AREA OF GLAZED OPENINGS (%) = 71 SQ FT (11%)

ABBREVIATIONS:

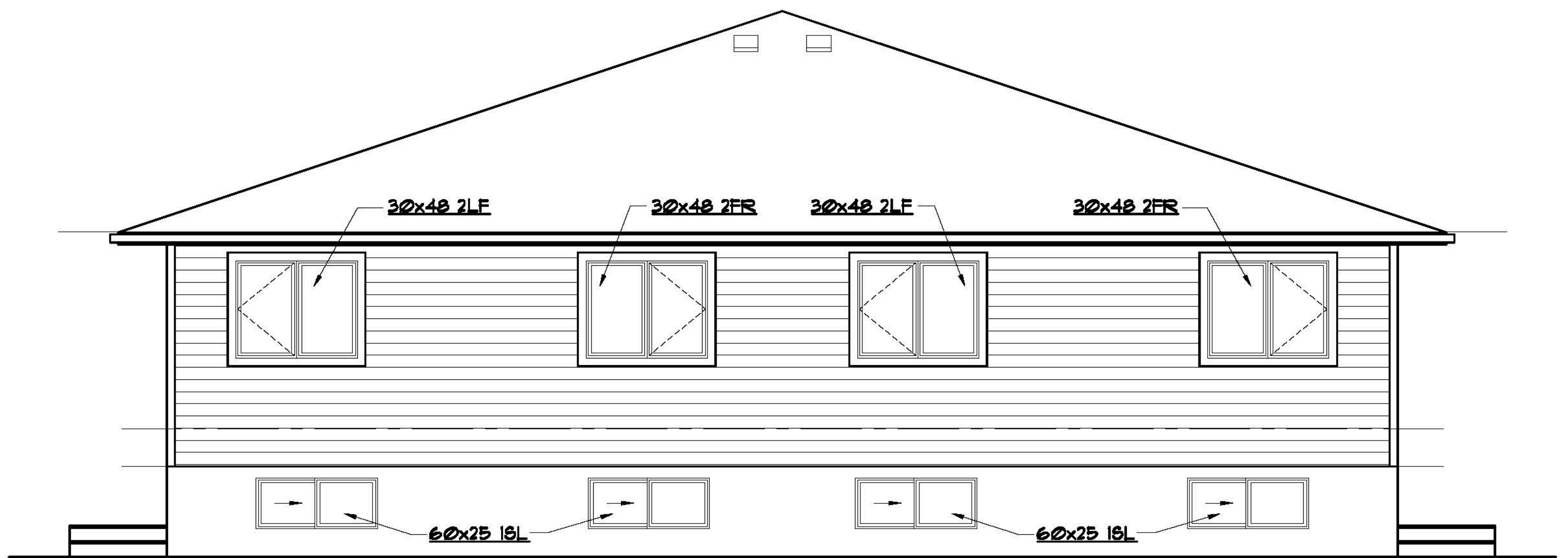
UNO - UNLESS NOTED OTHERWISE
 TYP - TYPICAL
 U/S - UNDER SIDE
 C/W - COMPLETE WITH
 R.O. - ROUGH OPENING
 O.C. - ON CENTER
 LBW - LOAD BEARING WALL
 T/O - TOP OF
 SH - SHELF
 COL - COLUMN
 CJ - CONTROL JOINT
 WD - WOOD
 CONC - CONCRETE
 PREFIN - PREFINISHED
 FLR - FLOOR
 CLG - CEILING
 HT - HEIGHT

ELEVATION NOTES:

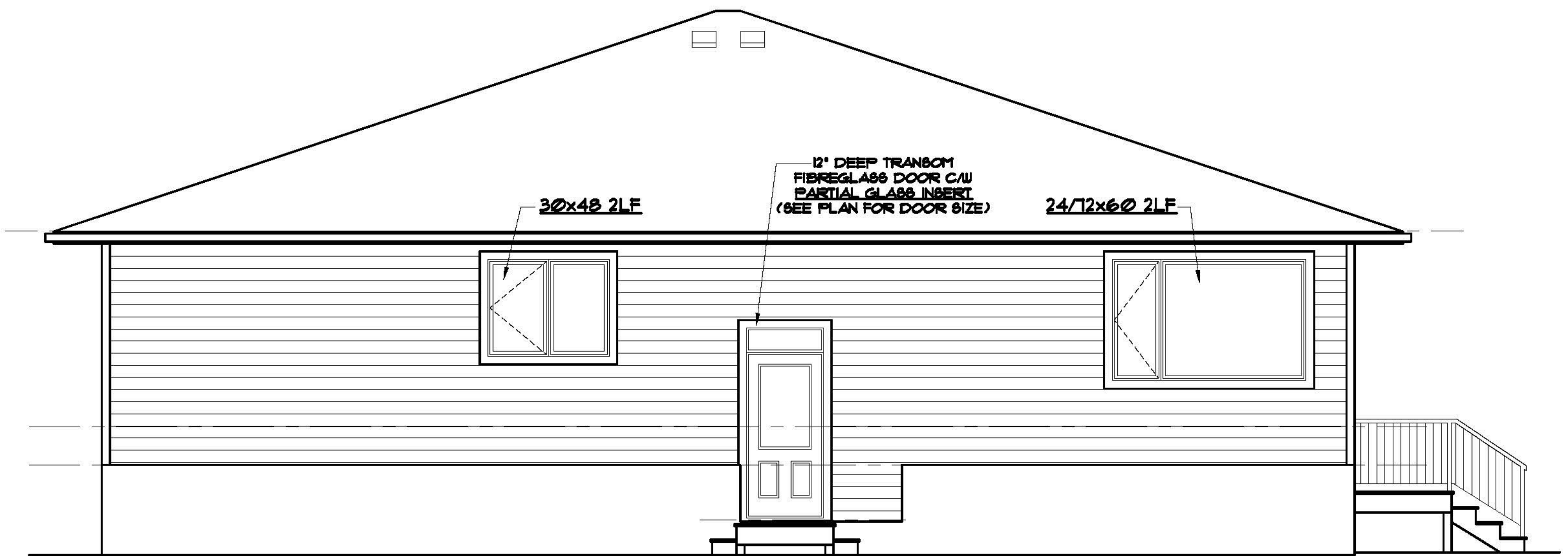
- WINDOWS AND DOOR SIZES SHOWN DO NOT INCLUDE ROUGH OPENING DIMENSIONS. WINDOW SUPPLIER TO PROVIDE EXACT ROUGH OPENINGS PRIOR TO FRAMING.
- WINDOWS AND DOORS TO ILLUSTRATE DIRECTION OF OPERATION, OBSCURE GLASS, ETC.
- TYPICAL MOUNTING HEIGHTS DIMENSIONED. ADJUST MOUNTING HEIGHT TO MATCH R.O. OF AN ADJACENT DOOR WHEN THEY ARE WITHIN THE SAME ROOM
- SEE FRONT ELEVATIONS FOR EXTERIOR FINISHES & DETAILS. ONLY UNIQUE FINISHES & DETAILS WILL BE NOTED ON REMAINING ELEVATIONS.

GENERAL NOTES:

- BUILDER TO CONFORM TO NATIONAL BUILDING CODE OF CANADA (2010) PART 9.
- DRAWINGS NOT TO BE SCALED.
- BUILDER SHALL SATISFY HIMSELF THAT ALL DIMENSIONS, DATUMS, AND INFORMATION SHOWN ARE CORRECT. VERIFY ALL DIMENSIONS ON SITE.
- DIMENSIONS ARE TAKEN TO EXTERIOR FACE OF WALL SHEATHING FOR EXTERIOR WALLS AND TO CENTERLINE OF INT PARTITIONS UNO. DIMENSIONS WILL GO TO FACE OF FRAMING WHERE THERE ARE FLOOR OR CEILING FRAMING CHANGES, AND AT TUB/SHOWER UNITS.
- NO MODIFICATIONS PERMITTED TO STRUCTURE WITHOUT WRITTEN APPROVAL OF BUILDER'S STRUCTURAL ENGINEER.
- ALL BEAMS & HEADERS TO BE SIZED BY OTHERS TO SUIT STRUCTURAL LOADING.
- IF THERE IS A DISCREPANCY BETWEEN THE DRAWINGS AND THE BUILDERS SPECS, THE SPECS SHALL OVERRULE THE DRAWINGS.

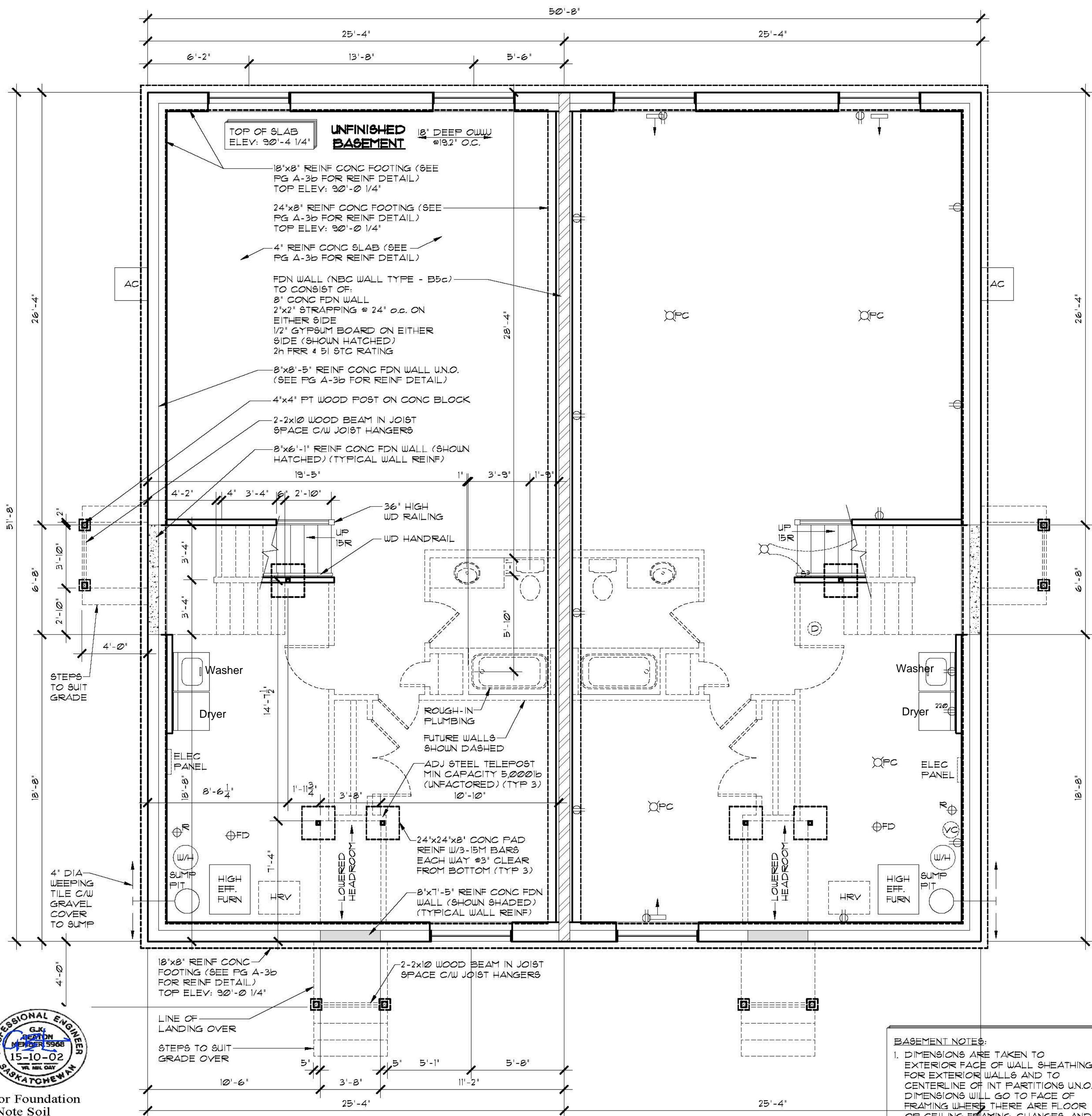


WEST ELEVATION
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

SOUTH ELEVATION GLAZED OPENING CALCS:
 LIMITING DISTANCE = 7.5m
 MAX % OF GLAZED OPENINGS = 34% (NBC 9.10.15.4)
 EXPOSED BUILDING FACE AREA = 691 SQ FT
 AREA OF GLAZED OPENINGS (%) = 71 SQ FT (11%)



FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

- BASEMENT NOTES:**
- DIMENSIONS ARE TAKEN TO EXTERIOR FACE OF WALL SHEATHING FOR EXTERIOR WALLS AND TO CENTERLINE OF INT PARTITIONS U.N.O. DIMENSIONS WILL GO TO FACE OF FRAMING WHERE THERE ARE FLOOR OR CEILING FRAMING CHANGES, AND AT TUB/SHOWER UNITS.
 - REFER TO SECTIONS FOR FULL WALL & FLOOR ASSEMBLIES.
 - ALL BASEMENT WALLS SHOULD BE BUILT WITH FLOAT SPACE TO PERMIT UPWARD MOVEMENT OF BASEMENT FLOOR SLAB.
 - ELECTRICAL/MECHANICAL EQUIPMENT LOCATIONS SUBJECT TO CHANGE AT CONTRACTORS DISCRETION.
 - INSTALL RADON ROUGH-IN PIPE $\oplus R$ C/W SEALED CAP FOR FUTURE DEPRESSURIZATION SYSTEM. SEE PLAN FOR VENT LOCATION. RUN OTHER END UNDER SLAB TO CENTRE OF BUILDING FOOTPRINT.
 - PROVIDE 4" DIA WEEPING TILE C/W GRAVEL COVER FOR PERIMETER FOUNDATION DRAINAGE SLOPED AND CONNECTED TO SUMP PIT.

MECHANICAL/ELECTRICAL LEGEND

	SUPPLY AIR REGISTER
	RETURN AIR REGISTER
	CARBON MONOXIDE/SMOKE DETECTOR
	ROUGH IN FOR CENTRAL VAC CANISTER
	DUPLEX RECEPTACLE
	SWITCH
	THREE WAY SWITCH
	INCANDESCENT LIGHT FIXTURE
	WALL MOUNTED INCANDESCENT LIGHT FIXTURE
	FULL CHAIN INCANDESCENT LIGHT FIXTURE



For Foundation
(Note Soil
Conditions &
Risk Advisory)

SOIL CONDITIONS & RISK ADVISORY:

NO SOILS INFORMATION WAS AVAILABLE OR PROVIDED FOR DESIGN PURPOSES. FOOTINGS HAVE BEEN SPECIFIED AND DESIGNED ASSUMING THAT SOIL IS DRY, STABLE CLAY (OR CLAY TILL) WITH LOW PLASTICITY, WHICH IS LESS SUSCEPTIBLE TO VOLUME CHANGES WITH CHANGES IN MOISTURE CONTENT. AN ALLOWABLE BEARING PRESSURE OF 1650 PSF HAS BEEN ASSUMED. NOTE THAT FOOTINGS ARE PARTICULARLY SUSCEPTIBLE TO MOVEMENT IN PLASTIC CLAY SOILS WHICH ARE SUSCEPTIBLE TO VOLUME CHANGES WHEN MOISTURE CONTENT CHANGES. THIS MOVEMENT CAN CAUSE DAMAGE TO FINISHES WITHIN THE STRUCTURE AND TO THE STRUCTURE ITSELF.

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THESE DRAWINGS ARE STAMPED BASED UPON THE UNDERSTANDING THAT OWNER HAS ACKNOWLEDGED AND ACCEPTED THE RISKS AS DESCRIBED ABOVE.



PROJECT
DUPLEX

2232 2ND AVENUE
REGINA, SASKATCHEWAN
CANADA S4R 1K3
TEL: (306) 352-6617
FAX: (306) 352-6619

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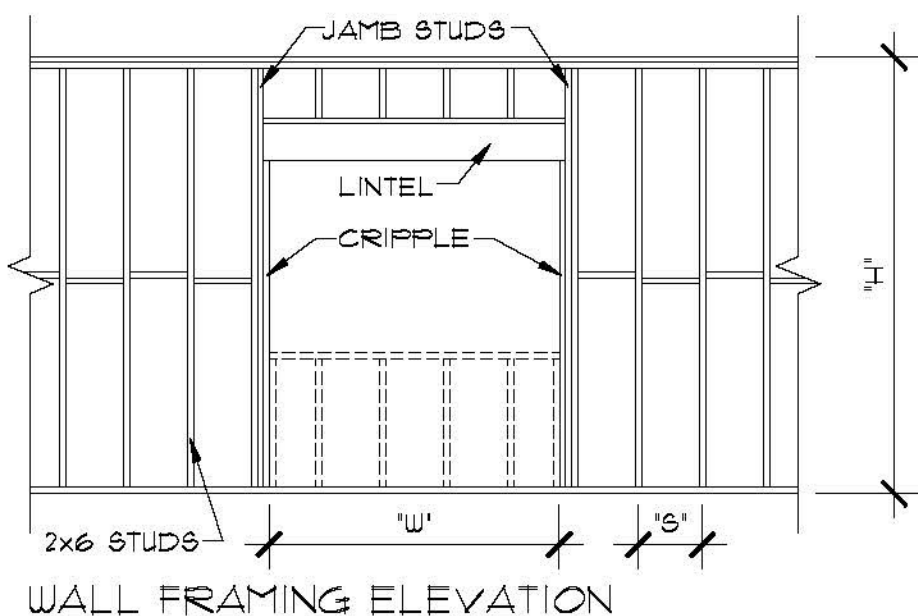
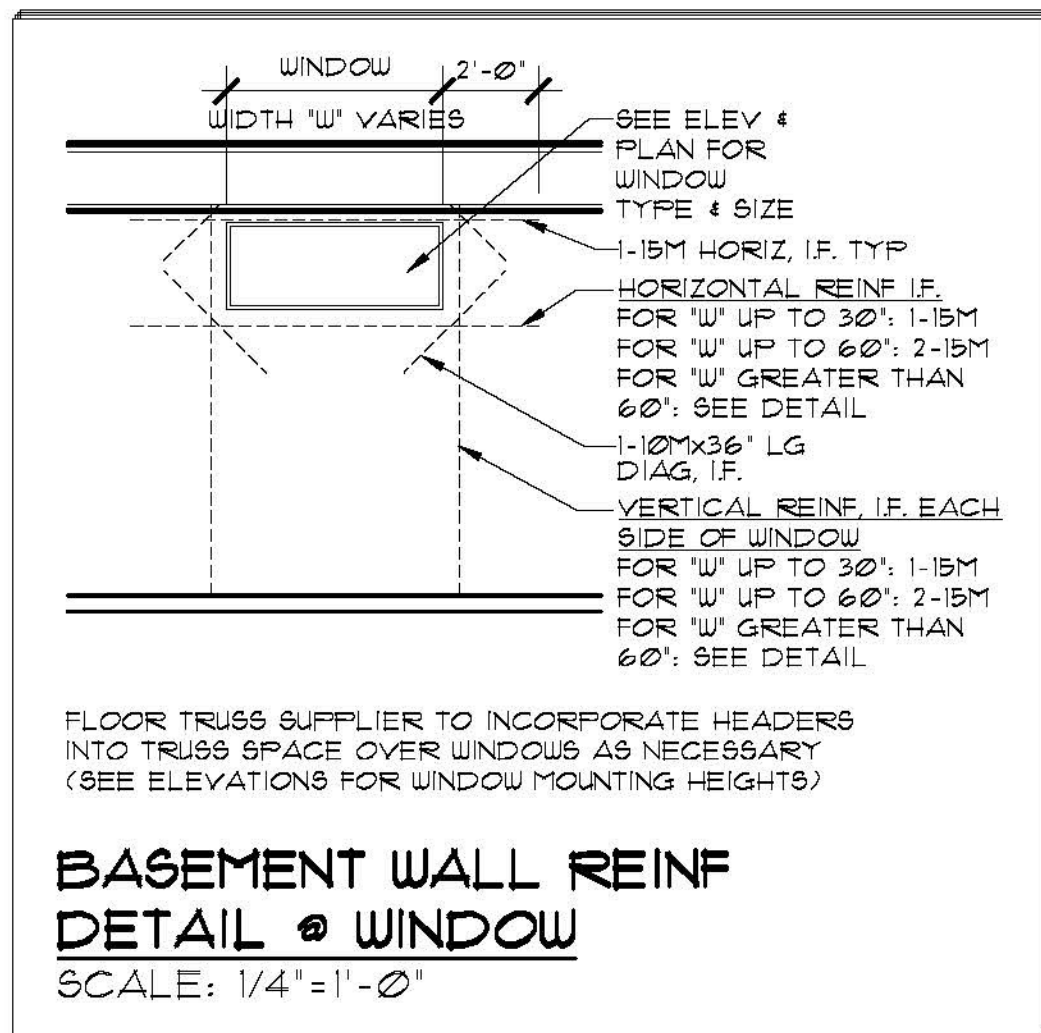
2. Drawings are not to be scaled.

3. All plans are drawn to suit the Canadian National Building Code (2006). Due to local building codes, zoning regulations and climatic conditions, plans must be reviewed by local building official prior to construction. All structural components indicated on these drawings must be reviewed and engineered by a licensed architect or engineer.

4. Robinson Residential Design Inc. assumes no liability or responsibility for any errors, omissions and any incidental indirect or consequential damages whatsoever arising from the use of these drawings or the information provided therein.

5. Builder to conform to National Building Code of Canada (2006) Part 9.

CORONACH SASKATCHEWAN	SCALE 1/4" = 1'-0"	DESIGNED BY DM	DRAWN BY TVDK	DATE SEPT. 18, 2015	DRAWING NO. A-3a
DRAWING TITLE FOUNDATION PLAN BASEMENT ELECTRICAL PLAN					



OPENING "W"	LINTEL SIZE	NO. OF CRIPPLES	JAMB STUDS EA. SIDE		
			S=24"	S=16"	S=12"
0 - 3'-11"	2-2"x8"	1 EA. SIDE	1	2	2
4'-0" - 5'-11"	2-2"x10"	1 EA. SIDE	2	2	3
6'-0" - 8'-0"	3-2"x10"	1 EA. SIDE	2	3	4

LINTELS FOR 2x6 EXTERIOR WALLS

STUD SPACING "S"	MAX WALL HEIGHT "H"
24" OC	10'-6"
16" OC	12'-6"
12" OC	13'-6"

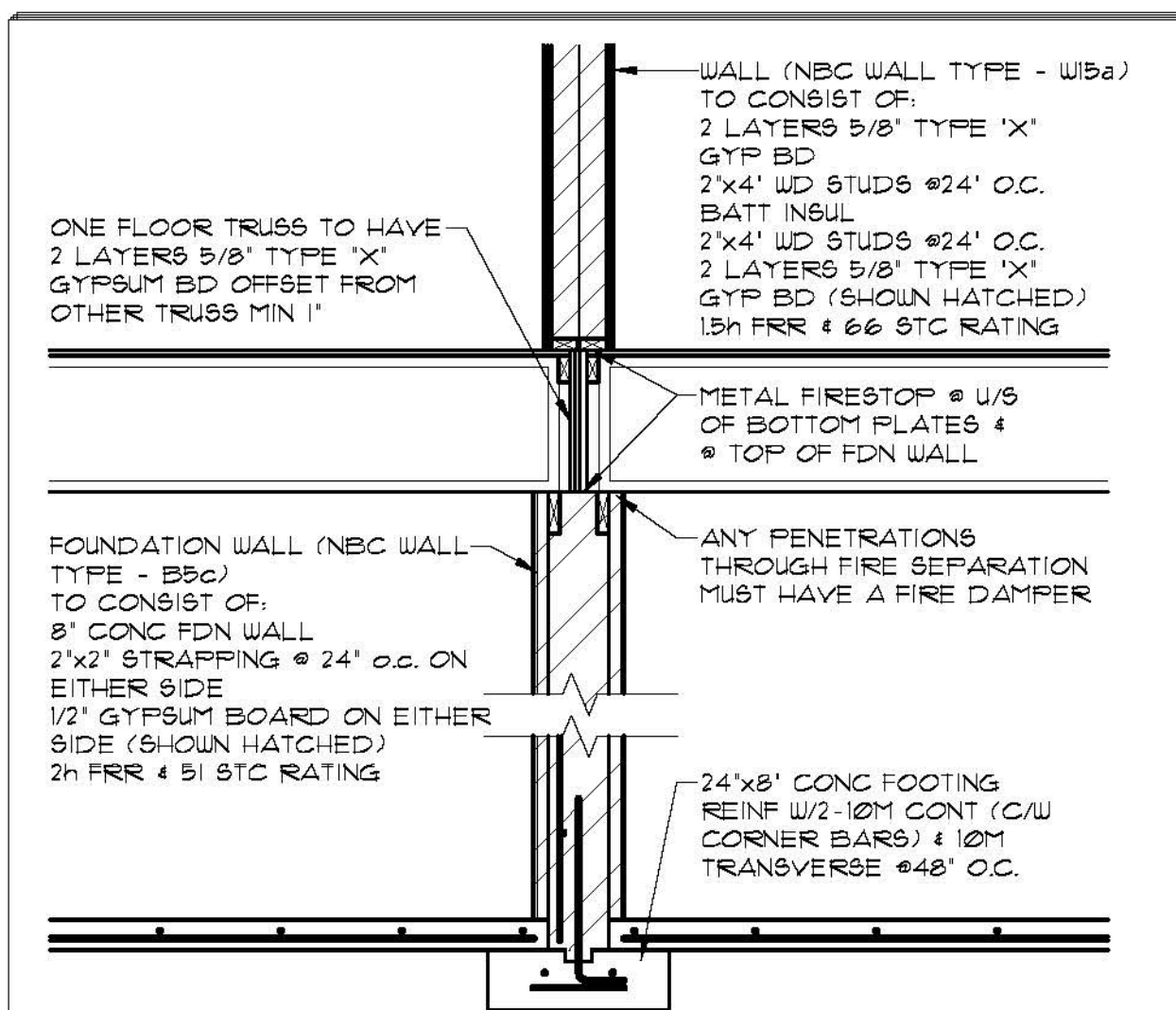
WALL HEIGHTS FOR 2x6 EXTERIOR WALL

CONDITIONS:

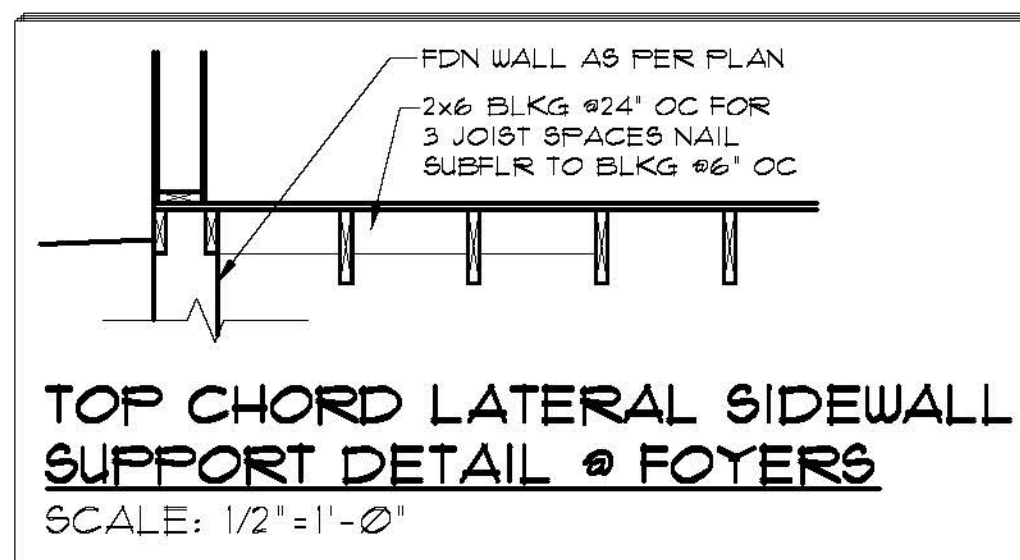
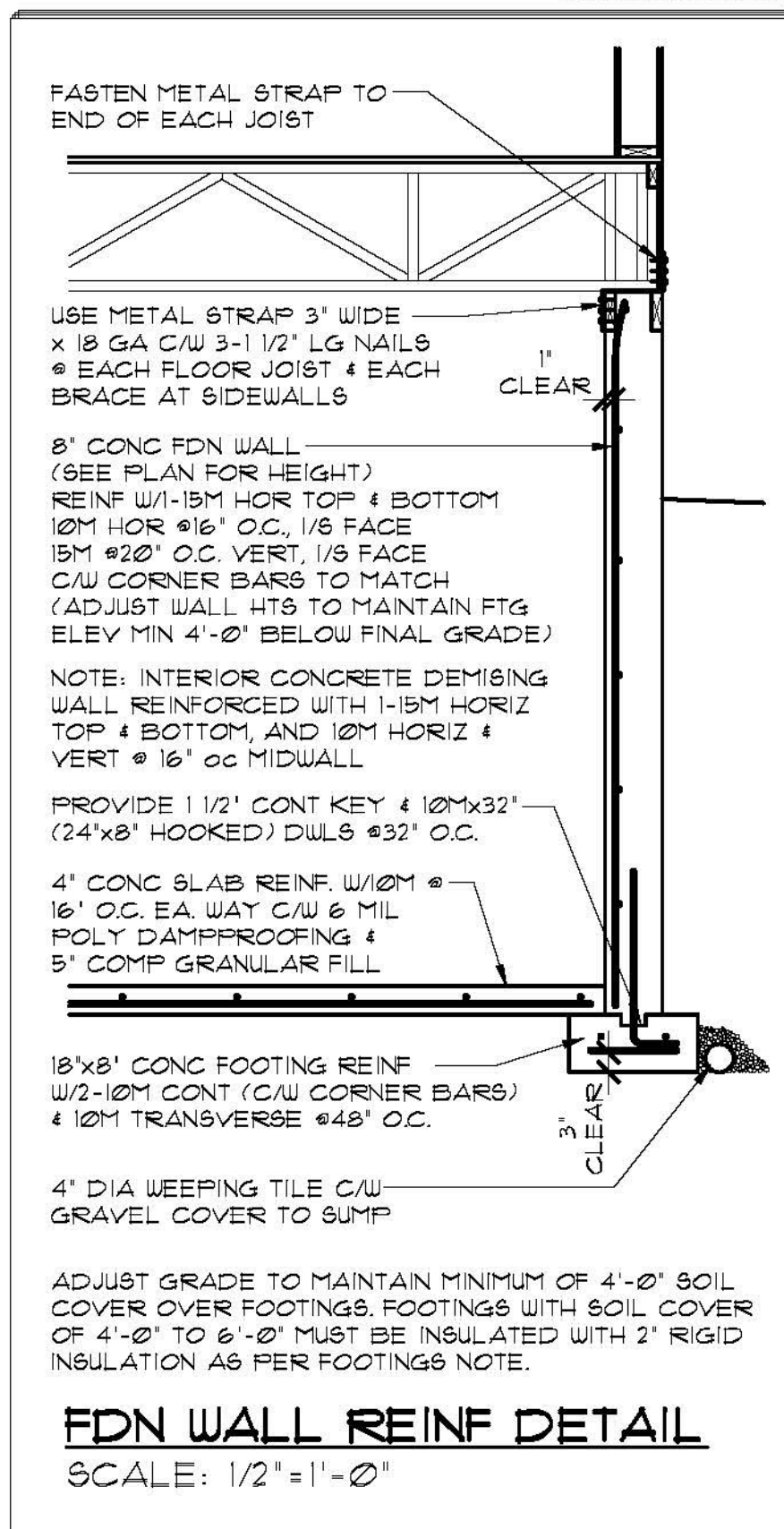
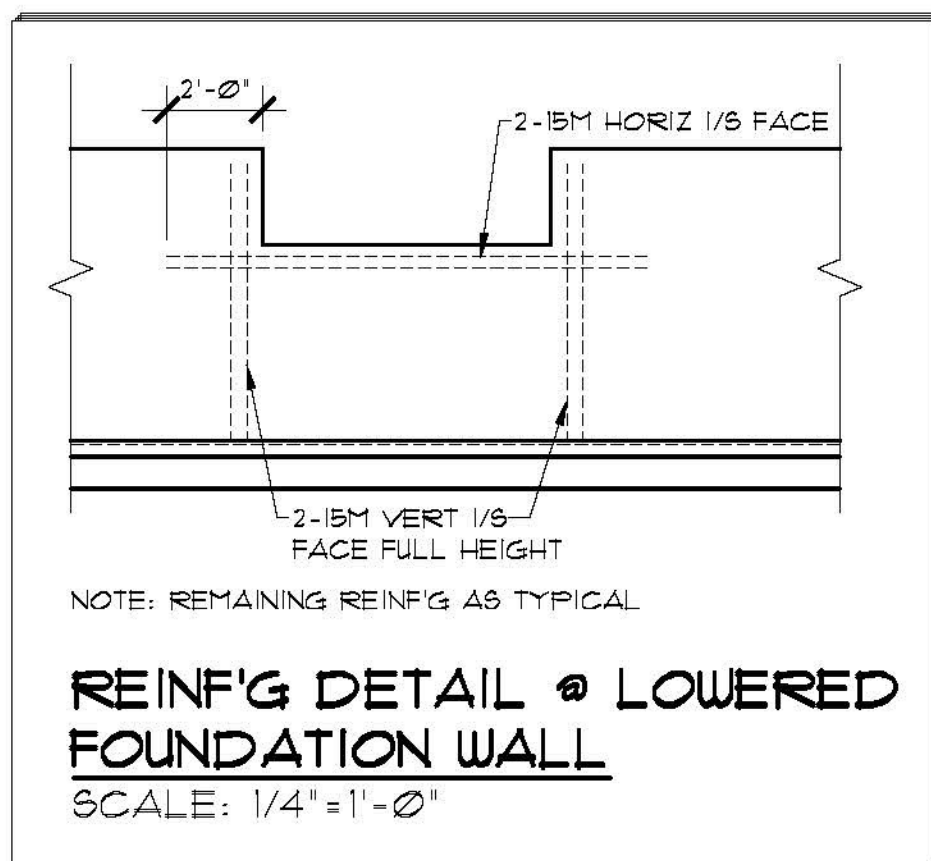
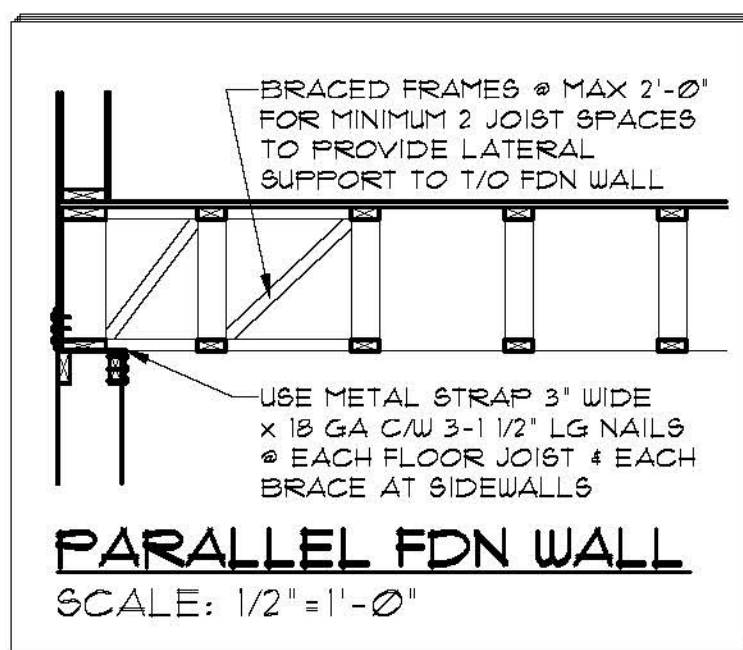
- ALL STUDS NO. 3/STUD SFF OR D. FIR
- ALL LINTELS NO. 1/NO. 2 SFF OR D. FIR
- ALL STUDS TO HAVE MID-HEIGHT BLOCKING
- ALL STUDS TO BE SHEATHED BOTH FACES WITH 1/2" GWS & 3/8" PLYWD OR OSB
- WHERE STUDS ARE SHEATHED ON EXTERIOR FACE ONLY, STUDS ARE TO BE BLOCKED AT MAXIMUM 4'-0" O.C.

2x6 EXTERIOR TALL WALL FRAMING

SCALE: NTS



NOTE: INTERIOR CONCRETE DEMISING WALL REINFORCED WITH 1-15M HORIZ TOP & BOTTOM, AND 10M HORIZ & VERT @ 16" OC MIDWALL



For Designated Tall Wall Framing



For Foundation (Note Soil Conditions & Risk Advisory)

Association of Professional Engineers & Geoscientists of Saskatchewan

CERTIFICATE OF AUTHORIZATION

Beam and Basement Design Ltd.

Number 33214

Permission to Consult held by:

Discipline: Civil, Sk. Reg. No.: 05968, Signature: [Signature]

STRUCTURAL NOTES

- ALL BASEMENT WALLS SHOULD BE BUILT WITH FLOAT SPACE TO PERMIT UPWARD MOVEMENT OF BASEMENT FLOOR SLAB.

CONCRETE TO CSA A23.1

- FOOTINGS & PEDESTALS:
25 MPa, TYPE 50, AIR 4-6%, SLUMP 80±30mm.
- WALLS:
25 MPa, TYPE 50, AIR 4-6%, 80±30mm.
- BASEMENT FLOOR:
25 MPa, TYPE 10, AIR NIL, SLUMP 80±30mm.

REINFORCING TO CSA G30.18

- TIES GRADE 300
- ALL OTHER BARS GRADE 400

FOOTINGS:

- ALL CONCRETE FOOTINGS TO BE FOUNDED ON SOUND, DRY, UNDISTURBED SOIL. SOIL BELOW FOOTINGS MUST BE FREE OF FROST AND NOT PERMITTED TO FREEZE.
- FOOTINGS WITH SOIL COVER OF 6'-0" AND GREATER MAY BE UNINSULATED.
- FOOTINGS WITH SOIL COVER OF 4'-0" TO 6'-0" MUST BE INSULATED WITH A MINIMUM OF 2" RIGID INSULATION SET ON TOP OF THE FOOTING AND EXTENDED A MINIMUM OF 4'-0" FROM THE EXTERIOR FACE OF THE FOUNDATION WALL.
- FOOTINGS WITH SOIL COVER LESS THAN 4'-0" ARE NOT PERMITTED.

SOIL CONDITIONS & RISK ADVISORY:

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THESE DRAWINGS ARE STAMPED BASED UPON THE UNDERSTANDING THAT OWNER HAS ACKNOWLEDGED AND ACCEPTED THE RISKS AS DESCRIBED ABOVE.

DRAWING NO. A-3b

DATE: SEPT. 18, 2015

DRAWN BY: TVDK

DESIGNED BY: DM

SCALE: AS SHOWN

DRAWING TITLE: STRUCTURAL NOTES & DETAILS

CORONACH SASKATCHEWAN

DUPLEX

PROJECT: 2232 2ND AVENUE REGINA, SASKATCHEWAN CANADA S4R 1K3 TEL: (306) 352-6617 FAX: (306) 352-6619

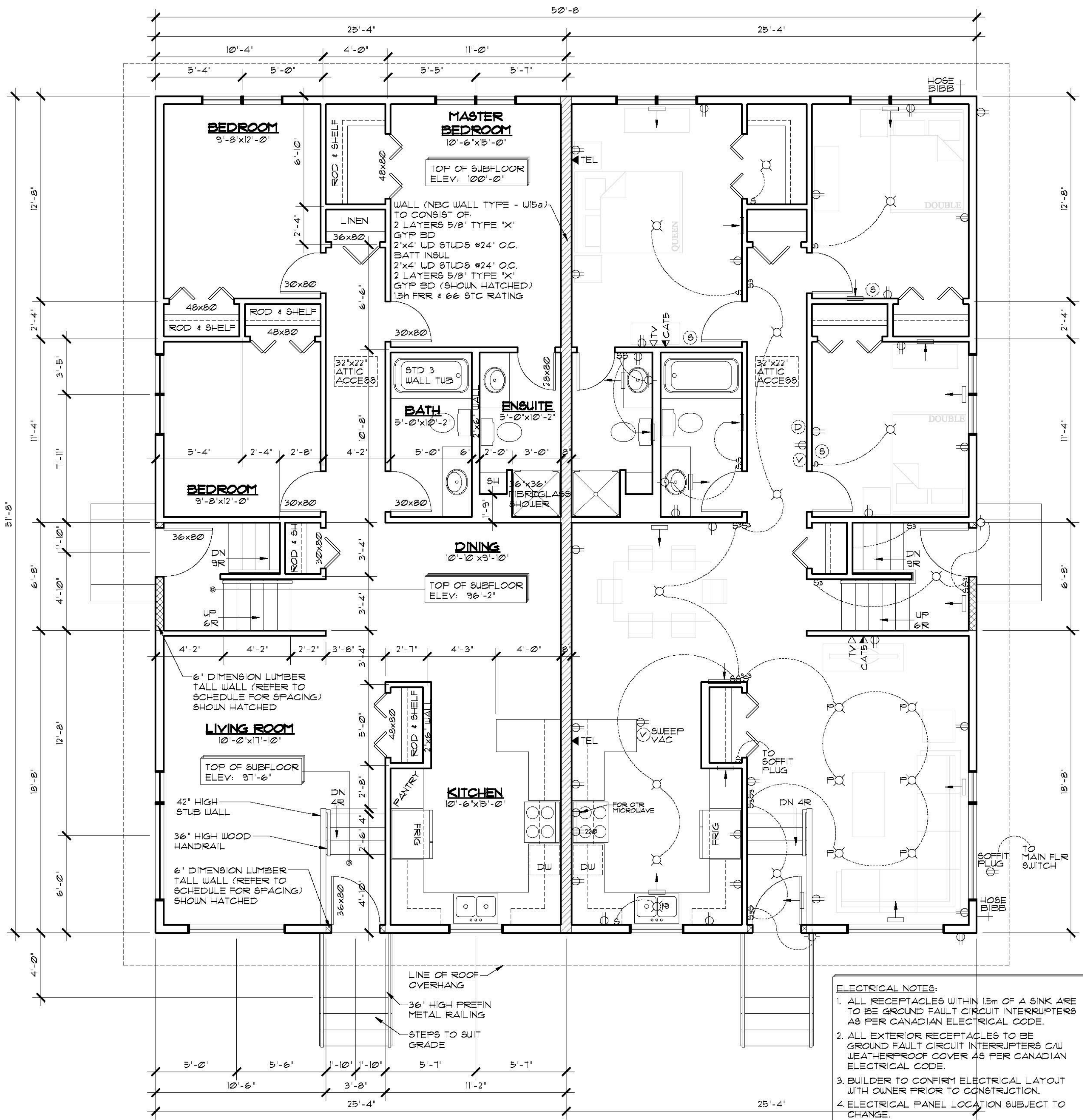
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2. Drawings are not to be scaled.

ROBIDSON RESIDENTIAL PERSONALIZING HOME DESIGN



MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"
AREA: 1309 SQ FT EACH SUITE

ELECTRICAL NOTES:

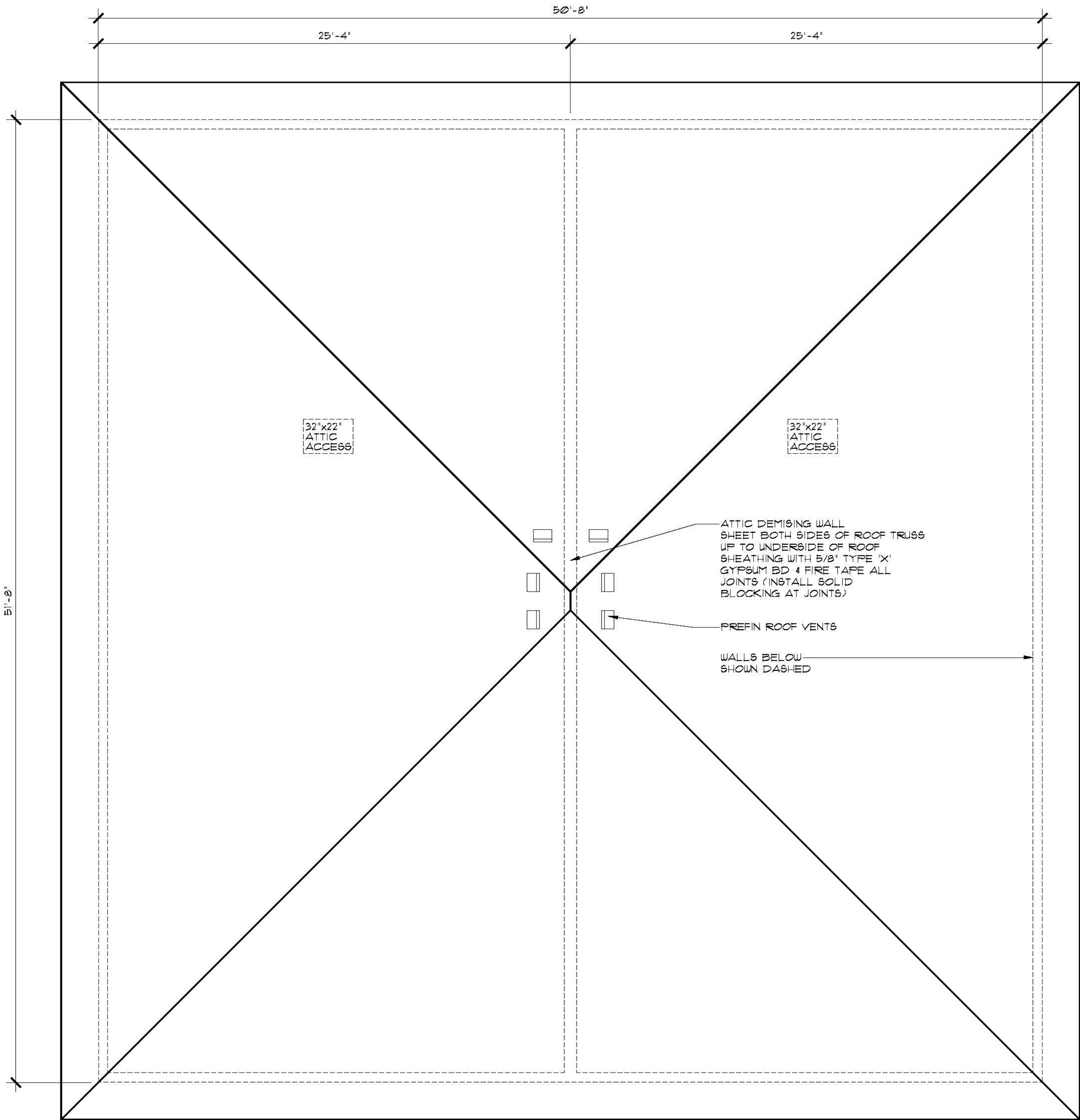
1. ALL RECEPTACLES WITHIN 1.5m OF A SINK ARE TO BE GROUND FAULT CIRCUIT INTERRUPTERS AS PER CANADIAN ELECTRICAL CODE.
2. ALL EXTERIOR RECEPTACLES TO BE GROUND FAULT CIRCUIT INTERRUPTERS C/W WEATHERPROOF COVER AS PER CANADIAN ELECTRICAL CODE.
3. BUILDER TO CONFIRM ELECTRICAL LAYOUT WITH OWNER PRIOR TO CONSTRUCTION.
4. ELECTRICAL PANEL LOCATION SUBJECT TO CHANGE.

FLOOR PLAN NOTES:

1. DIMENSIONS ARE TAKEN TO EXTERIOR FACE OF WALL SHEATHING FOR EXTERIOR WALLS AND TO CENTERLINE OF INT PARTITIONS UN.O. DIMENSIONS WILL GO TO FACE OF FRAMING WHERE THERE ARE FLOOR OR CEILING FRAMING CHANGES, AND AT TUB/SHOWER UNITS.
2. CONFIRM ALL COLUMN LOCATIONS WITH SUPPORTED STRUCTURAL MEMBERS & COLUMNS BELOW.
3. REFER TO BUILDING SECTIONS FOR FULL WALL, FLOOR, & ROOF ASSEMBLY CALLUPS.
4. COORDINATE EXACT WINDOW AND EXTERIOR DOOR LOCATIONS. MAINTAIN SPACING BETWEEN WINDOW, DOORS AND CORNERS TO ALLOW FOR EXTERIOR AND INTERIOR TRIMS.
5. SEE ELEVATIONS FOR WINDOW'S DIRECTION OF OPERATION, DIMENSION OF ANY UN-EVEN SPLITS OBSCURE GLASS, ETC.

MECHANICAL/ELECTRICAL LEGEND

	SUPPLY AIR REGISTER		ETHERNET RECEPTACLE
	RETURN AIR REGISTER		DUPLEX RECEPTACLE
	NATURAL GAS OUTLET		SOFFIT DUPLEX RECEPTACLE
	HOSE BIBB		SWITCH
	SMOKE DETECTOR		THREE WAY SWITCH
	CARBON MONOXIDE/SMOKE DETECTOR		DIMMER SWITCH
	ROUGH IN FOR CENTRAL VAC CANISTER		INCANDESCENT LIGHT FIXTURE
	CENTRAL VAC RECEPTACLE		WALL MOUNTED INCANDESCENT LIGHT FIXTURE
	TELEVISION RECEPTACLE		FULL CHAIN INCANDESCENT LIGHT FIXTURE
	TELEPHONE RECEPTACLE		POT LIGHT
			PENDANT LIGHT
			FUCK LIGHT



ROOF PLAN
SCALE: 1/4" = 1'-0"

ROOF NOTES:

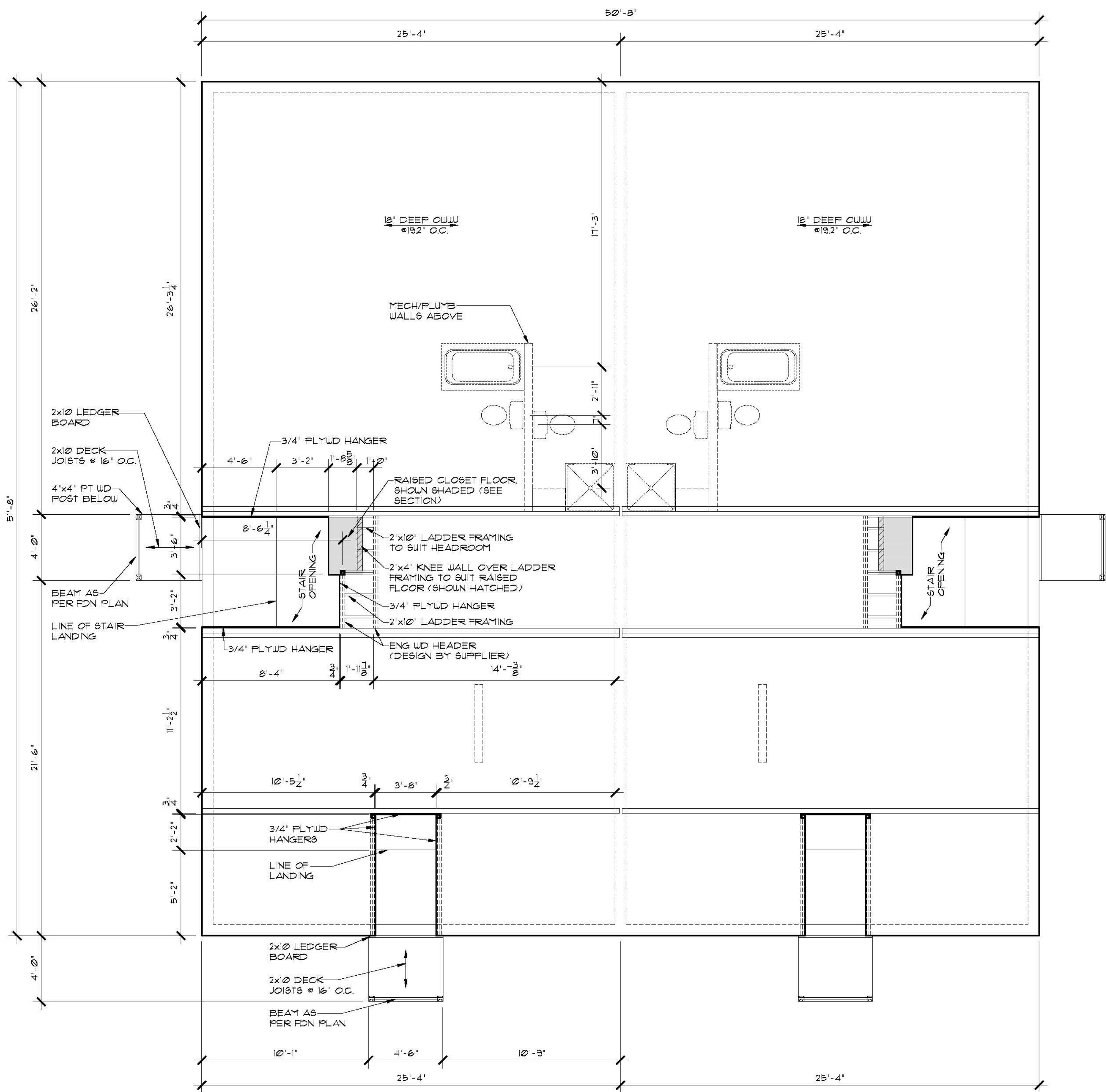
1. ALL ROOF SLOPES ARE 4:12 UNLESS NOTED OTHERWISE.
2. ALL ROOF OVERHANGS ARE 2'-0" UNLESS NOTED OTHERWISE.
3. ALL SOFFITS WITHIN THE 1.2M LIMITING DISTANCE MUST BE UNVENTED AND MADE OF NON-COMBUSTIBLE MATERIAL

VENTING CALCULATIONS:

2618 SQFT/300 SQFT = 8.7 SQ FT REQ'D VENT AREA TOTAL

HIGH END - MIN 25% REQUIRED
 0.38 SQFT NET FREE VENT AREA PER ROOF VENT
 6 VENTS x 0.38 SQFT = 2.28 SQ FT
 2.28 SQFT / 8.7 SQ FT TOTAL REQ'D = 26%

LOW END - MIN 25% REQUIRED
 425 SQFT VENTED SOFFIT
 3.5 SQIN (0.0243 SQ FT) NET FREE VENT AREA PER SQFT OF SOFFIT AREA
 425 SQFT x 0.0243 = 10.3 SQFT OF LOWER VENTING
 10.3 SQ FT / 8.7 SQ FT TOTAL REQ'D = 119%



MAIN FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"

- FRAMING NOTES:**
1. ADDITIONAL FLOOR STRUCTURE SHOWN FOR OPENINGS AND CANTILEVERS. FINAL DESIGN DETERMINED BY SUPPLIER.
 2. FLOOR TRUSS SUPPLIER TO DESIGN TRUSSES TO SUIT MECHANICAL.
 3. INSTALL SOLID BLOCKING IN FLOOR SPACE UNDER COLUMNS AS REQUIRED.
 4. INSTALL BLOCKING UNDER INTERIOR WALLS PARALLEL TO FLOOR TRUSSES AS REQUIRED.
 5. FLOOR TRUSS SUPPLIER TO INCORPORATE HEADERS INTO TRUSS SPACE AS NECESSARY (SEE ELEVATIONS FOR WINDOW MOUNTING HEIGHTS)

FINISH AS PER ELEVATIONS
C/W EAVE PROTECTION
7/16" OSB SHTG C/W "H"-CLIPS
ROOF TRUSSES @24" O.C.
R40 FIBERGLASS INSUL
6 MIL POLY AVB
1/2" GYP CLG BD

PREFIN METAL FASCIA,
SOFFIT, EAVESTROUGH
AND DOWNSPOUTS

FINISH AS PER ELEVATIONS
BUILDING PAPER
3/8" OSB SHEATHING
6" DIMENSION LUMBER TALL WALL
(REFER TO SCHEDULE FOR
SPACING) SHOWN HATCHED
R20 BATT INSUL
6 MIL POLY AVB
1/2" GYPSUM BD

WOOD BEAM AS
PER FDN PLAN

4"x4" PT WD POST

2"x10" LEDGER BOARD

8"x6"-1" REINF CONC FDN WALL
(SHOWN HATCHED) (TYPICAL
WALL REINF)

4" DIA WEEPING TILE C/W
GRAVEL COVER TO SUMP

BUILDING SECTION
SCALE: 1/4"=1'-0"

BUILDING SECTION
SCALE: 1/4"=1'-0"

FINISH AS PER ELEVATIONS
C/W EAVE PROTECTION
7/16" OSB SHTG C/W "H"-CLIPS
ROOF TRUSSES @24" O.C.
R40 FIBERGLASS INSUL
6 MIL POLY AVB
1/2" GYP CLG BD

PREFIN METAL FASCIA,
SOFFIT, EAVESTROUGH
AND DOWNSPOUTS

WOOD BEAM AS
PER FDN PLAN

36" HIGH PREFIN
METAL RAILING

WOOD STEPS
TO SUIT GRADE

4"x4" PT WD POST

2"x10" LEDGER BOARD

4" DIA WEEPING TILE C/W
GRAVEL COVER TO SUMP

18"x8" REINF CONC FOOTING
(SEE PG A-3b FOR REINF
DETAIL) TOP ELEV: 90'-0 1/4"

4"x4" PT WD POST

2"x10" LEDGER BOARD

4" DIA WEEPING TILE C/W
GRAVEL COVER TO SUMP

18"x8" REINF CONC FOOTING
(SEE PG A-3b FOR REINF
DETAIL) TOP ELEV: 90'-0 1/4"

BUILDING SECTION
SCALE: 1/4"=1'-0"

ATTIC SEPARATION:
SHEET ONE SIDE OF EACH
ROOF TRUSS UP TO 1/8 OF
ROOF SHEATHING WITH 15.3 TYPE
"X" GYP CLG BD C/W SOLID
BLKING @ JOINTS (TAPE JOINTS
W/ FIRE TAPE AS REQUIRED TO
PREVENT SMOKE INFILTRATION)

WALL (NBC WALL TYPE - W15a)
TO CONSIST OF:
2 LAYERS 5/8" TYPE "X" GYP BD
2"x4" WD STUDS @24" O.C.
BATT INSUL
2"x4" WD STUDS @24" O.C.
2 LAYERS 5/8" TYPE "X" GYP BD
(SHOWN HATCHED)
1.5h FRR @ 66 STC RATING

METAL FIRESTOP @ 1/8 OF
BOTTOM PLATES @ TOP OF FDN
WALL (SEE DETAIL PG A-3b)

ANY PENETRATIONS THROUGH
FIRE SEPARATION MUST HAVE
A FIRE DAMPER

FDN WALL (NBC WALL TYPE - B5c)
TO CONSIST OF:
8" CONC FDN WALL
2"x2" STRAPPING @ 24" O.C. ON
EITHER SIDE
1/2" GYPSUM BOARD ON EITHER
SIDE (SHOWN HATCHED)
2h FRR @ 51 STC RATING

T/O WALL
ELEV: 108'-1 1/8"

STAIR CONST UNO:
10" RUN
RISE AS PER DIMS
1" NOSING
2"x12" D.F. STRINGER
1" PLYWD TREAD
1/2" PLYWD RISER

T/O FDN WALL
ELEV: 96'-1 1/4"

T/O SLAB
ELEV: 90'-4 1/4"

T/O CONC FTG
ELEV: 90'-0 1/4"



For Foundation
(Note Soil
Conditions &
Risk Advisory)

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T/O WALL
ELEV: 108'-1 1/8"

T/O SUBFLOOR
ELEV: 100'-0"

T/O FDN WALL
ELEV: 98'-5 1/4"

T/O SLAB
ELEV: 90'-4 1/4"

T/O CONC FTG
ELEV: 90'-0 1/4"

DRAWING NO. **A-7**

DATE **SEPT. 18, 2015**

DRAWN BY **TVOK**

DESIGNED BY **DM**

SCALE **1/4" = 1'-0"**

DRAWING TITLE **BUILDING SECTIONS**

CORONACH SASKATCHEWAN

PROFESSIONAL ENGINEER
G.K. GORDON
MEMBER 5568
15-10-02
SASKATCHEWAN

For Foundation
(Note Soil
Conditions &
Risk Advisory)

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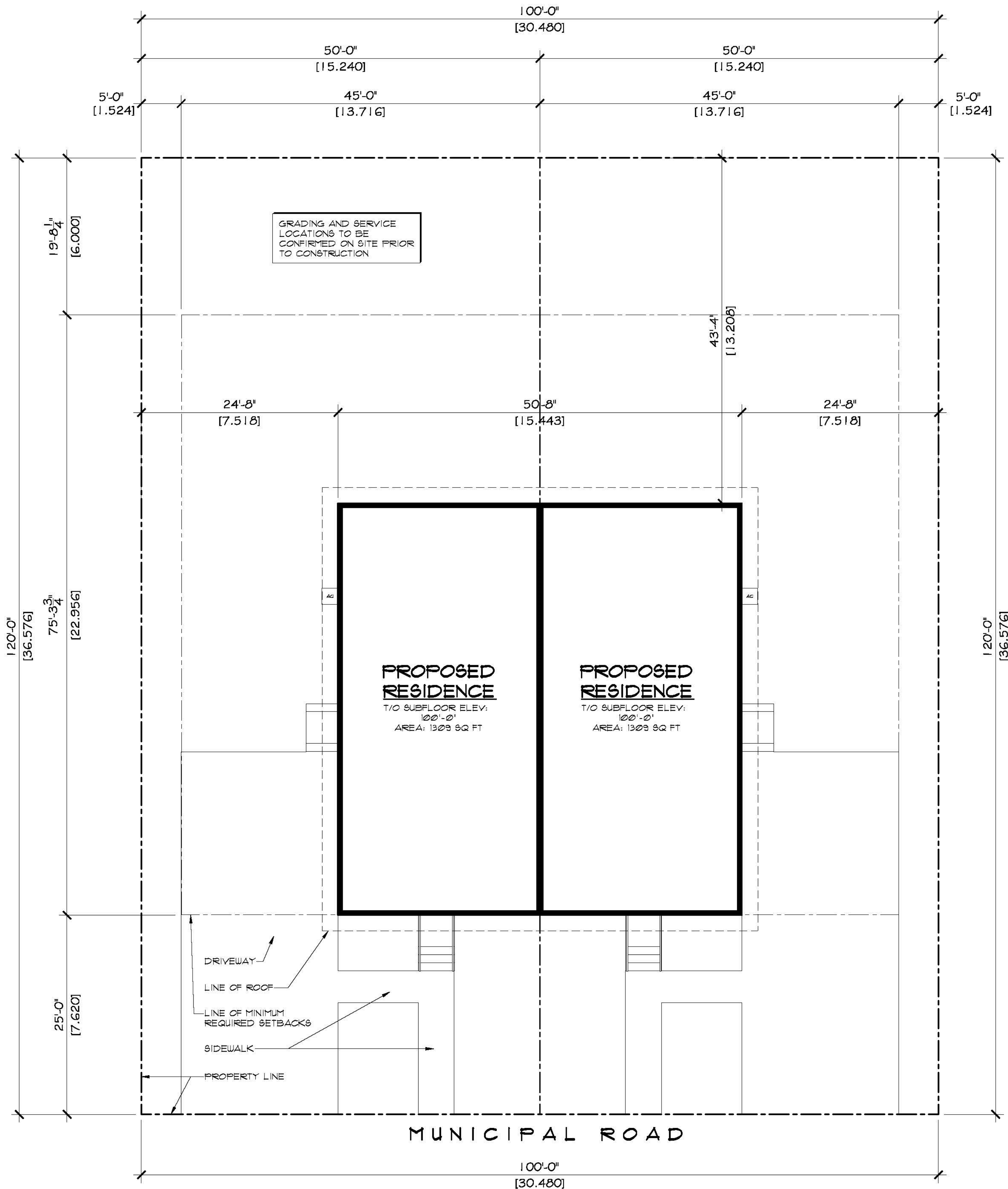
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5. Builder to conform to National Building Code of Canada (NBC) Part 9.

PROJECT **2332 2ND AVENUE
REGINA, SASKATCHEWAN
CANADA, S4R 1K3
TEL: (306) 352-6617
FAX: (306) 352-6619**

ROBIDSON RESIDENTIAL
PERSONALIZING HOME DESIGN

DUPLEX



SITE PLAN
SCALE: 1/8" = 1'-0"

LEGAL DESCRIPTION

LOT: #243
BLOCK: #11
PLAN: #C.X. 870
LOCATION: CORONACH, SASKATCHEWAN

ROBINSON RESIDENTIAL
PERSONALIZING HOME DESIGN

PROJECT
DUPLEX
2232 2ND AVENUE
REGINA, SASKATCHEWAN
CANADA S4R 1K3
TEL: (306) 352-6617
FAX: (306) 352-6619

CORONACH SASKATCHEWAN

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3. All plans are drawn to suit the Canadian National Building Code (2006). Due to Local building codes, zoning regulations and climatic conditions, plans must be reviewed by local building official prior to construction. All structural components indicated on these drawings must be reviewed and engineered by a licensed architect or engineer.

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SCALE 1/8" = 1'-0"	DESIGNED BY DM	DRAWN BY TVDK	DATE SEPT. 18, 2015	DRAWING NO. A-8
DRAWING TITLE SITE PLAN				